

007.0 0005 0007.0

1 of 1
CARD

Residential
ARLINGTON

Total Card / Total Parcel
APPRAISED: 1,043,600 / 1,043,600
USE VALUE: 1,043,600 / 1,043,600
ASSESSED: 1,043,600 / 1,043,600



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21-23		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	VERIKIOS PETER/VASILIKI	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 23 LAKEHILL AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	VERIKIOS PETER -
Owner 2:	VERIKIOS PANAGIOTIS -

Street 1: 23 LAKEHILL AVENUE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,832 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Asbestos Exterior and 2810 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4832		Sq. Ft.	Site		0	80.	1.17	1									451,970						452,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4832.000			586,500		5,100		452,000		1,043,600							
Total Card							0.111			586,500		5,100		452,000		1,043,600		Entered Lot Size					
Total Parcel							0.111			586,500		5,100		452,000		1,043,600		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		371.39		/Parcel: 371.3		Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	007.0-0005-0007.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	587,300	5100	4,832.	452,000	1,044,400	1,044,400	Year End Roll	12/18/2019
2019	104	FV	432,700	5100	4,832.	480,200	918,000	918,000	Year End Roll	1/3/2019
2018	104	FV	431,500	5100	4,832.	350,300	786,900	786,900	Year End Roll	12/20/2017
2017	104	FV	405,300	5100	4,832.	305,100	715,500	715,500	Year End Roll	1/3/2017
2016	104	FV	405,300	5100	4,832.	259,900	670,300	670,300	Year End	1/4/2016
2015	104	FV	362,200	5100	4,832.	254,200	621,500	621,500	Year End Roll	12/11/2014
2014	104	FV	362,200	5100	4,832.	209,000	576,300	576,300	Year End Roll	12/16/2013
2013	104	FV	376,500	5100	4,832.	198,900	580,500	580,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERIKIOS PETER	51467-120		7/22/2008	Family		1	No	No	
BLOC ERIC	31662-101		7/31/2000		470,000	No	No		
MOCCIA ROBERT H	23833-314		10/29/1993		214,600	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2007	870	Manual	5,000	C				rear deck first an	2/15/2018	MEAS&NOTICE	BS	Barbara S
3/28/1995	123		15,000					REMODEL ATTIC/ADD	5/13/2009	Measured	372	PATRIOT
2/28/1995	78		10,000					ADD 21 FT DORMER	11/4/1999	Inspected	264	PATRIOT
7/25/1994	366	Manual	2,370					REPLACE ROOF/DECKI	9/22/1999	Mailer Sent		
									9/22/1999	Measured	264	PATRIOT
									8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA:	0.11093	Total SF/SM:	4832	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	451,970	Spl Credit		Total:	452,000
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